

PLAT OF SURVEY OF:  
**PPN 23-279700**  
**11168 Kinsman Properties, Ltd.**  
**11168 Kinsman Road**  
 DEED OF RECORD:  
 INST 200700772303, Volume 1834, Page 1771

Situated in The	Month:	Page:
Township of Newbury, County of Geauga and State of Ohio and known as being part of Original Lot No. 5, in Tract No. 2, within said Township and Township 7, Range 8 of the Connecticut Western Reserve	August	ONE
Year:	2017	ONE
Survey for: 11168 Kinsman Properties, Ltd. and Daniel E. Bond, Esquire		

Checked by RLK August 11th, 2017

**TRUE NORTH** (Geodetic North)  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD88, GRS80, Geoid12B



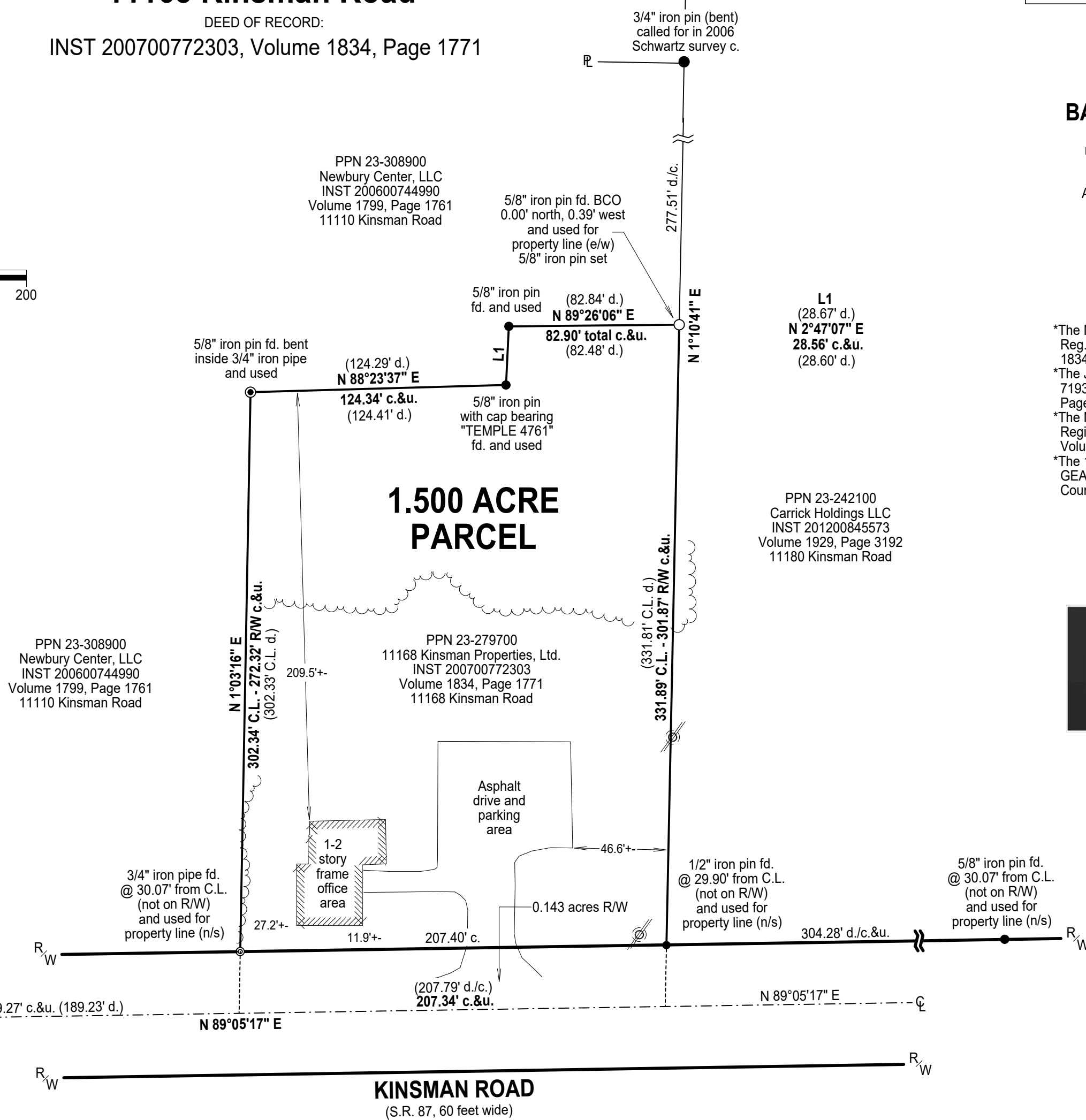
- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- GCRD -Denotes "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"
- c. -Denotes calculated measurement r. -Denotes record measurement
- d. -Denotes deed measurement p. -Denotes plat measurement
- o. -Denotes observed measurement u. -Denotes used measurement
- m. -Denotes measured distance fd. -Denotes found monument
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- DN -Denotes document number AFN -Denotes automatic file number
- Q/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- ℓ -Denotes lot line ℙ -Denotes property line
- BCSU -Denotes monument found bent, coned, straightened and used
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning

**BASIS OF RESEARCH AND RECORDS**

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

**REFERENCES**

- \*The November, 1956 survey prepared by Root and Pomeroy, Reg. Surveyors recorded in INST 200700772303, Volume 1834, Page 1771 of GCRD.
- \*The July 1st, 2006 survey prepared by Rudy E. Schwartz, P.S. 7193 recorded in INST 200600744990, Volume 1799, Page 1761 of GCRD.
- \*The November 22nd, 1993 survey prepared by J. Arthur Temple, Registered Surveyor No. 4761 recorded in INST 201200845573, Volume 1929, Page 3192 of GCRD.
- \*The 1953 State of Ohio Department of Highways Location Plan - GEA. 87-7.72, Kinsman Road, Newbury Township, Geauga County and filed in ODOT records.



**FIELD LOCATION DISCLAIMER**

All buildings, driveways, and general locations shown hereon were obtained by digitized image photogrammetry and actual field measurement and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malproppism, or that which is not shown on this drawing.



**SURVEYOR'S CERTIFICATION**

I certify to: 11168 Kinsman Properties, Ltd. and Daniel E. Bond, Esquire

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID12B). Distances are based on U.S. feet with decimal parts. The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

*Robert L. Kosie*  
 Robert L. Kosie, P.S.  
 Registered Professional  
 Land Surveyor No. 8167



This plat was prepared by  
**D.B. Kosie & Associates**  
 Professional Land Surveying

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**DBK PLAT NO.: 1000 2017**